

## CARBON COUNTY PLANNING COMMISSION

February 18, 2020

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, February 18, 2020 at 2:00 p.m. in the Carbon County Emergency Services Building, Emergency Operations Center, 1264 Emergency Lane, Nesquehoning, PA.

The following Board Members were present: George Karas, Vice Chairman; Frank Jacobs, Secretary; and Dwight Eisenhower. Also in attendance were: Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary. The news media was represented.

The following Board Members were absent: Fred Bresswein, Chairman; Bob Miller; Jesse Walck; Ginny Compton; Timm Berger; and Dennis Demara. Also absent was David Bodnar, Planning & Development Director.

There being a quorum present Vice Chairman Karas called the meeting to order at 2:00 p.m.

### **MINUTES:**

On motion of Frank Jacobs seconded by Dwight Eisenhower and unanimously passed, the Minutes of the January 21, 2020 regular monthly meeting were approved as mailed.

### **SUBDIVISION REVIEW:**

The following plans were submitted for review. The official review comments were forwarded accordingly and are attached hereto and made a part hereof.

- 1) **Summit Ridge Phase 1 – First Northern Bank & Trust – Owners/Developers – Mahoning Township – Final {3,607F}**

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                     D. Eisenhower.

SECOND:                    F. Jacobs.

VOTE:                         Unanimous.

- 2) **Edward R. & Eva M. Dugan Minor Subdivision – Towamensing Township – Final {3,677}**

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                    F. Jacobs.

SECOND:                    D. Eisenhower.

VOTE:                         Unanimous.

3) **Timothy & Celeste Graves Lot Line Revision – Penn Forest Township – Preliminary/Final**  
*{3,678}*

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                     D. Eisenhower.

SECOND:                    F. Jacobs.

VOTE:                        Unanimous.

4) **Thomas G. & Nadine A. Schmidt Lot Line Revision – Lower Towamensing Township – Final**  
*{3,679}*

Because of a conflict of interest George Karas abstained from making any comment or voting on this submission.

RECOMMENDATION:           **Conditional Plan Rejection.**

MOTION:                     F. Jacobs.

SECOND:                    D. Eisenhower.

VOTE:                        Unanimous.

5) **William & Antonette Gibson and David W. & Shanna K. Gibson Minor Subdivision/Lot Line Revision – Summit Hill Borough – Preliminary/Final** *{3,680}*

RECOMMENDATION:           **Plan Approval.**

MOTION:                     D. Eisenhower.

SECOND:                    F. Jacobs.

VOTE:                        Unanimous.

6) **Ronald A. & Betty J. Anthony No. 2 Minor Subdivision/Lot Line Revision – Lower Towamensing Township – Preliminary/Final** *{3,681}*

RECOMMENDATION:           **Conditional Plan Rejection.**

MOTION:                     F. Jacobs.

SECOND:                    D. Eisenhower.

VOTE:                        Unanimous.

7) **Michael J. Carty Minor Subdivision/Lot Consolidation – Lower Towamensing Township – Final** *{3,682}*

RECOMMENDATION:           **Conditional Plan Rejection.**

MOTION:                     D. Eisenhower.

SECOND:                    F. Jacobs.

VOTE:                        Unanimous.

## **TECHNCIAL DOCUMENTATION REVIEWS:**

- 1) **BANKS TOWNSHIP: Draft Zoning Ordinance Amendment** (Specific standards for the regulation of wind turbines, wind mills and wind farms within the Township).

The aforementioned draft Banks Township zoning amendment was reviewed in accordance with the PA Municipalities Planning Code (PA MPC - Act 247 of 1968 as reenacted and amended). Mr. Meixell's prepared response noted that although the proposed amendment is consistent with various model ordinances for the regulation of wind turbines, wind mills and wind farms in PA and those of the surrounding communities who have adopted their own ordinances regarding same, several suggested revisions/additions were provided. Questions remain on where the "Stand-Alone Wind Mills and Wind Farms" are permitted uses versus conditional use or special exception uses within the Banks Township Zoning Districts. Therefore, any recommendation for approval by the Carbon County Planning Commission is precluded at this time. The comments are being provided for review and discussion by Banks Township officials before adoption of the proposed Zoning Amendment. As is customary, his response also pointed out that Section 609 of the PA MPC specifies what procedures must be followed for adoption of the Amended/Restated Zoning Ordinance. In addition as required, Banks Township was requested to forward an official signed copy of the Banks Township Zoning Ordinance amendment to the Carbon County Office of Planning & Development within 30 days after adoption/enactment for record purposes. The Township was also thanked for providing the CCPC with the opportunity to review and comment on the proposed document. A brief discussion ensued.

- 2) **PA DEP** (Department of Environmental Protection) **SFPM** (Sewage Facilities Planning Module) – Lehigh Valley Hospital – Carbon (LVH – Carbon), Mahoning Township, Carbon County

Component 4B – County Planning Agency Review was completed as requested and forwarded to RKR Hess, Engineer for this project, with additional comments and information. Since the property is in the Clean and Green Program, an information sheet on the Clean and Green Program was also included. A copy was also forwarded to Mahoning Township for informational purposes.

- 3) **PA DEP NPDES** (National Pollutant Discharge Elimination System) **Permit Renewal** – Redline Shopping Center Land Development, Franklin Township, Carbon County {3,569}

The County Plan Information section was completed and returned to Carbon Engineering, Inc. in the required time frame.

- 4) **PA DEP Chapter 105 Water Obstructions and Encroachment Permit Registration** – Lorraine G. Barbella Culvert Replacement Project, Palmerton Borough, Carbon County {3,662}

No response warranted.

**CORRESPONDENCE:**

Correspondence received is on file in the Carbon County Office of Planning & Development, and is available for review from 8:30 a.m. to 4:30 p.m. – Monday through Friday.

**ADJOURNMENT:**

There being no further business, on motion of Frank Jacobs, seconded by Dwight Eisenhower and unanimously passed, the meeting adjourned at 2:40 p.m.

/S/ Frank Jacobs

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Frank Jacobs, Secretary